

# CARBON REDUCTION PLAN

## 2026

**Simple. Measurable. Proportionate.**

|                            |                                                        |
|----------------------------|--------------------------------------------------------|
| <b>Company</b>             | BM Construction and Developments Ltd T/A Build Manager |
| <b>Document Owner</b>      | Matthew Jones – Director                               |
| <b>Baseline Year</b>       | 2026                                                   |
| <b>Review Frequency</b>    | Annual                                                 |
| <b>Net Zero Commitment</b> | By 2050                                                |

**Scope:** Build Manager business operations and construction projects, including refurbishment, fit-out, civils, roofing, external works and new-build delivery.

## 1. Purpose and Commitment

Build Manager is an SME main contractor delivering construction projects primarily across Lincolnshire, the East Midlands and Yorkshire & Humber. Our Carbon Reduction Plan is designed to be proportionate to the size of our business and the projects we deliver.

We are committed to achieving Net Zero greenhouse gas emissions by 2050. Our near-term focus is practical: understand the emissions we can reasonably measure, reduce unnecessary energy and fuel use, prevent waste, procure intelligently and make lower-carbon design and material choices where these remain technically, operationally and commercially appropriate.

We will not claim estimated carbon savings as measured achievements where reliable supporting data is unavailable. Our reporting will improve as the business grows and better project and supplier information becomes available.

## 2. Responsibility and Governance

Overall responsibility for this plan sits with Matthew Jones, Director. Carbon reduction is managed through normal business and project controls rather than a separate corporate function.

| Role                           | Responsibility                                                                  | Typical Evidence                                     |
|--------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------|
| Director                       | Annual review, targets, fleet/business decisions, reporting.                    | Annual carbon review / management action list        |
| Commercial Director            | Procurement, material alternatives, local supply chain, CAPEX/OPEX review.      | Tender comparisons / VE proposals / purchase records |
| Project / Site Manager         | Site fuel and energy, waste, deliveries, implementation of project actions.     | Waste records / fuel records / site inspections      |
| Design / Pre-Construction Lead | Retention, reuse, material efficiency, operational energy and design challenge. | Design reviews / VE logs / technical submissions     |

## 3. Our Carbon Priorities

We focus on the areas where Build Manager has direct control or meaningful influence:

- Company vehicles and business travel
- Site electricity, temporary power and fuel
- Construction waste and material efficiency
- Material selection and embodied carbon
- Local procurement, delivery planning and supply-chain travel
- Design decisions that reduce operational energy and whole-life impact

## 4. Carbon Baseline and Measurement

2026 is Build Manager's baseline year. We will use information already generated through normal business operations wherever possible, avoiding disproportionate reporting systems for a small contractor.

| Area                       | Measurement                                               | Source                                          |
|----------------------------|-----------------------------------------------------------|-------------------------------------------------|
| Scope 1 – company vehicles | Fuel litres and/or mileage                                | Fuel cards, invoices, mileage records           |
| Scope 1 – site fuel        | Litres purchased where controlled by Build Manager        | Supplier invoices / plant records               |
| Scope 2 – electricity      | kWh consumed                                              | Utility bills / temporary supply records        |
| Scope 3 – waste            | Tonnes and treatment route                                | Waste Transfer Notes / waste contractor reports |
| Scope 3 – business travel  | Mileage where material                                    | Expense / mileage records                       |
| Scope 3 – key materials    | Material quantities / EPD data where reasonably available | Orders, product data, manufacturer information  |

Emissions will be converted to tonnes of carbon dioxide equivalent (tCO<sub>2</sub>e) using recognised UK Government greenhouse gas conversion factors. The quality and scope of reporting will be expanded as reliable data becomes available.

## 5. Carbon Reduction Actions

### 5.1 Company Vehicles and Travel

- Record annual company vehicle mileage and/or fuel consumption.
- Coordinate site visits and meetings to avoid unnecessary journeys.
- Use online meetings where a physical meeting adds limited value.
- Allocate management resource geographically where practical.
- Consider fuel efficiency and lower-emission alternatives when vehicles are replaced.

### 5.2 Site Energy and Fuel

- Switch off plant, temporary lighting, heating and equipment when not required.
- Avoid unnecessary plant idling and select appropriately sized plant.
- Use mains electricity instead of generators where practical.
- Use LED temporary lighting as standard where suitable.
- Consider electric or lower-emission plant where technically and commercially suitable.
- Review unusual or excessive consumption where data is available.

### 5.3 Local Procurement and Deliveries

Our regional operating model already supports local merchants and subcontractors. Where technically and commercially appropriate, we will:

- Use local and regional suppliers and subcontractors.
- Consolidate deliveries and avoid unnecessary part-load deliveries.

- Use planned / just-in-time deliveries where appropriate.
- Coordinate deliveries between trades to reduce repeat journeys.
- Consider transport distance when comparing otherwise equivalent suppliers.

## 5.4 Construction Waste

Our hierarchy is: Prevent → Reuse → Recycle → Recover → Dispose.

- Improve quantity take-offs and procurement accuracy.
- Protect and store materials correctly to prevent damage.
- Segregate waste streams where practical.
- Reuse suitable materials on site where safe and compliant.
- Use Waste Transfer Notes and contractor reports to monitor project waste and recovery.

## 5.5 Materials and Embodied Carbon

During design and procurement we will consider practical opportunities to retain existing assets and reduce unnecessary material use. Measures may include:

- Retaining or repairing existing building elements instead of replacing them.
- Recycled-content products and recycled aggregates.
- Responsibly sourced timber.
- Lower-carbon concrete mixes where technically suitable.
- Locally manufactured products and shorter supply routes.
- Manufacturer Environmental Product Declarations (EPDs) where available.
- Durable products with longer service life and lower maintenance requirements.

Carbon reduction will never override statutory compliance, fire safety, durability, warranty, performance or the client's operational requirements.

## 6. Design and Value Engineering

Our greatest opportunity to influence carbon often occurs before construction begins. During pre-construction, Build Manager will work with the client, designers and specialist supply-chain partners to challenge unnecessary replacement and identify lower-impact solutions.

Our hierarchy is: Retain → Repair → Reuse → Reduce → Substitute.

For refurbishment projects, retaining suitable structure, fabric, finishes or services can avoid demolition waste, replacement materials, transport and additional site activity. Where we hold design responsibility, carbon and whole-life impact will be considered alongside buildability, cost and programme.

CAPEX and OPEX will be considered together. An apparent capital saving will not be recommended if it materially increases future energy use, maintenance or replacement frequency.

## 7. Supply Chain Expectations

We expect supply-chain partners to support our carbon reduction objectives in a manner proportionate to the package they deliver. We will focus requirements on activities where they can create a meaningful outcome rather than placing unnecessary reporting burdens on small subcontractors.

- Provide material source, environmental or EPD information where reasonably available.
- Support efficient delivery planning and reduced transport movements.

- Minimise packaging and segregate waste generated by their activities.
- Propose compliant lower-carbon or longer-life alternatives where relevant.
- Support local employment and regional procurement where practical.
- Comply with Build Manager's environmental and waste-management requirements.

For major material packages such as steel, concrete, roofing, cladding and M&E equipment, we will seek relevant environmental and carbon information from manufacturers where reasonably available.

## 8. Project Carbon Review

For appropriate projects, carbon reduction will form part of project close-out. The following simple measures will be recorded where the data is available:

| Measure                              | Project Record          |
|--------------------------------------|-------------------------|
| Waste generated                      | Tonnes                  |
| Waste diverted from landfill         | %                       |
| Site fuel                            | Litres where measurable |
| Site electricity                     | kWh where measurable    |
| Local subcontractor / supplier spend | % where available       |
| Material retention / reuse           | Brief description       |
| Material / design savings            | Brief description       |
| Operational energy improvement       | Brief description       |

## 9. Initial Targets and Commitments

Our initial targets are deliberately practical and measurable. They will be reviewed annually and strengthened as our baseline data improves.

| Commitment                                | Target                                    | Evidence                         |
|-------------------------------------------|-------------------------------------------|----------------------------------|
| Construction waste diverted from landfill | Minimum 95%                               | Waste contractor reports / WTN   |
| Responsibly sourced timber                | 100% where within our procurement control | FSC/PEFC or equivalent evidence  |
| Local supply-chain consideration          | 100% of projects                          | Procurement / tender records     |
| Retention / reuse review                  | 100% of refurbishment / D&B projects      | Design / pre-construction review |
| Operational energy review                 | 100% of significant D&B projects          | VE / design review records       |
| Company vehicle fuel / mileage            | Record annually                           | Fleet records                    |

|                         |                                    |                          |
|-------------------------|------------------------------------|--------------------------|
| Site fuel / electricity | Record where reasonably measurable | Invoices / meter records |
| Carbon Reduction Plan   | Review annually                    | Approved annual review   |

## 10. Carbon Reduction Examples

Examples of the type of practical decisions Build Manager will continue to promote include:

- Grouping deliveries and work packages to reduce repeat transport and site preliminaries.
- Using direct / local groundworks resources where this reduces unnecessary mobilisation and haulage.
- Retaining existing building elements during refurbishment where they remain suitable.
- Considering renewable-energy and energy-efficiency measures during design and value engineering.
- Selecting durable products and systems with lower future maintenance and replacement requirements.

## 11. Continuous Improvement

The Carbon Reduction Plan will be reviewed annually. Each review will consider actual fuel and electricity data, waste performance, fleet changes, successful project reductions, improvements in supplier information and opportunities identified by employees and subcontractors.

Where an action demonstrates a measurable benefit, it will be incorporated into standard Build Manager working practices and applied to future projects.

## 12. Management Declaration

Build Manager recognises the environmental impact of construction and our responsibility to reduce it. As an SME, our advantage is that decisions can be made quickly and implemented directly at project level. Our Directors remain involved in design, procurement and delivery, allowing carbon reduction opportunities to be considered alongside the practical decisions that determine how projects are built.

Our approach is based on measurable actions rather than aspirational statements: use less fuel, reduce unnecessary journeys, prevent waste, retain existing materials where possible, procure locally, coordinate deliveries and challenge design and material choices where a better whole-life solution is available.

**Signed:**




---

**Matthew Jones – Director**

Date: 13.04.2026